

082.0

0006

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

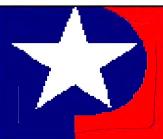
975,700 / 975,700

USE VALUE:

975,700 / 975,700

ASSESSED:

975,700 / 975,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
25-27		BOW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAO JASON	
Owner 2: ATTN: TRAVINIA LEE	
Owner 3:	
Street 1: C/O LYC FINANCIAL GROUP	
Street 2: 20 S WEST PARK	
Twn/City: WESTWOOD	
St/Prov: MA	Cntry:
Postal: 02090-1548	Type:

Owner 1: MAO JASON	
Owner 2: ATTN: TRAVINIA LEE	
Owner 3:	

Street 1: C/O LYC FINANCIAL GROUP	
Street 2: 20 S WEST PARK	

Twn/City: WESTWOOD	
St/Prov: MA	Cntry:
Postal: 02090-1548	Type:

PREVIOUS OWNER	
Owner 1: MAO JASON -	
Owner 2: -	
Street 1: 79 MARY ELLEN ROAD	
Twn/City: WABAN	
St/Prov: MA	Cntry:
Postal: 02468	Type:

Owner 1: MAO JASON -	
Owner 2: -	
Street 1: 79 MARY ELLEN ROAD	
Twn/City: WABAN	
St/Prov: MA	Cntry:
Postal: 02468	Type:

NARRATIVE DESCRIPTION	
This parcel contains 6,875 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2683 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use	Description

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6875		Sq. Ft.	Site		0	70.	0.91	6									438,375						438,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description										User Acct												
Use Code	Land Size	Building Value	Yard Items		Land Value	Total Value																										
104	6875.000	532,200	5,100		438,400	975,700																										
Total Card	0.158	532,200	5,100		438,400	975,700		Entered Lot Size																								
Total Parcel	0.158	532,200	5,100		438,400	975,700		Total Land:																								
Source:	Market Adj Cost		Total Value per SQ unit /Card:		363.66	/Parcel: 363.6		Land Unit Type:																								

Source:	Market Adj Cost	Total Value per SQ unit /Card:	363.66	/Parcel: 363.6
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Total Card	0.158	532,200	5,100	438,400	975,700	Entered Lot Size
Total Parcel	0.158	532,200	5,100	438,400	975,700	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	363.66	/Parcel: 363.6
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Total Card	0.158	532,200	5,100	438,400	975,700	Total Land:
Total Parcel	0.158	532,200	5,100	438,400	975,700	Land Unit Type:

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Total Card	0.158	532,200	5,100	438,400	975,700	Land Unit Type:
Total Parcel	0.					

**EXTERIOR INFORMATION**

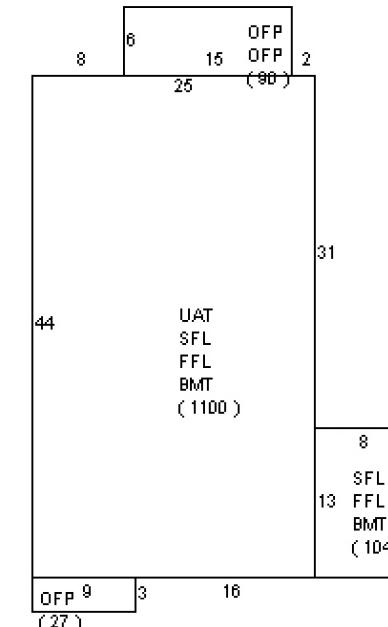
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100		5,100

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11	BRs: 4
	Baths: 2	HB

**CONDOS INFORMATION**